

EDWARDS PROPERTY

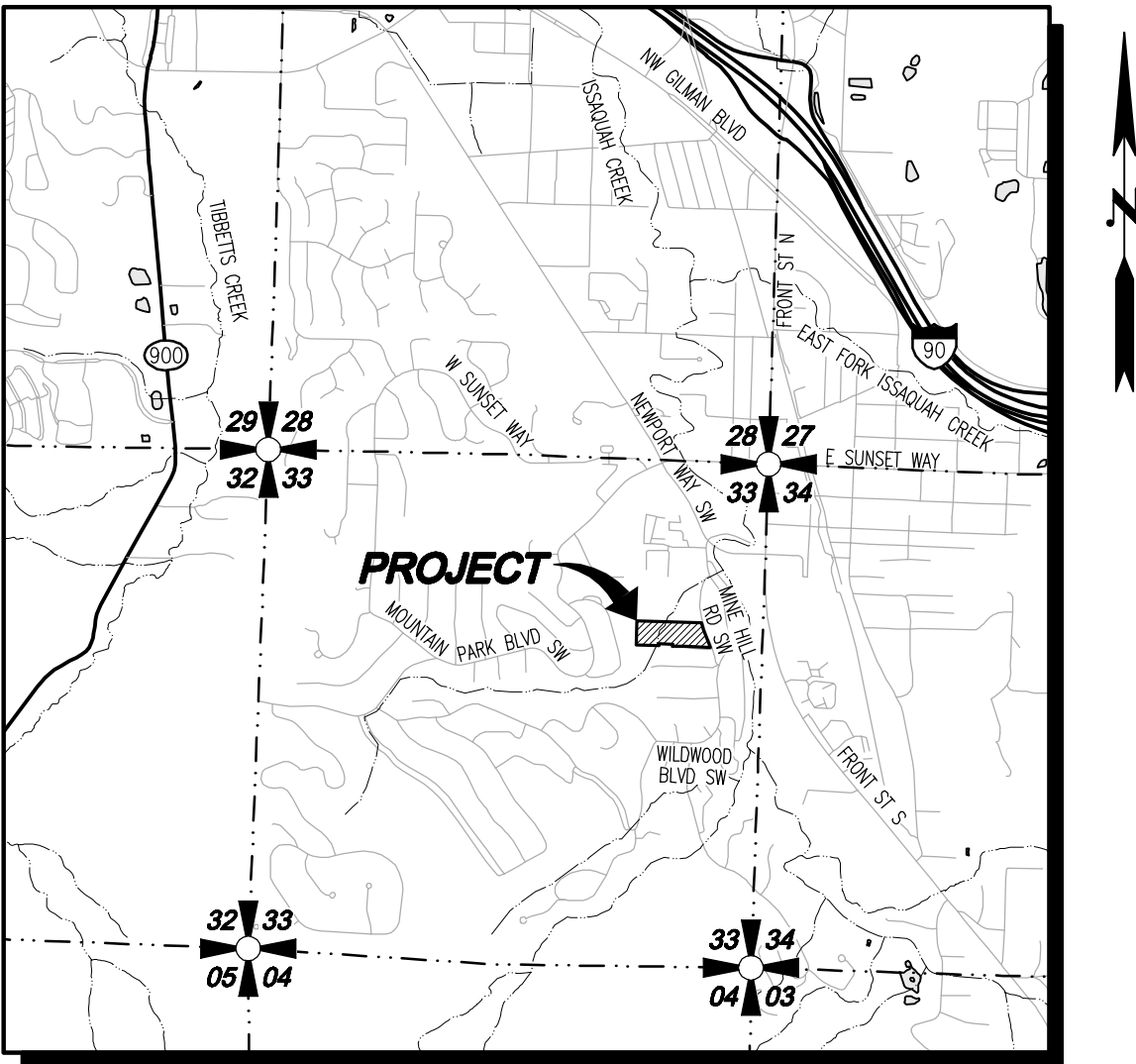
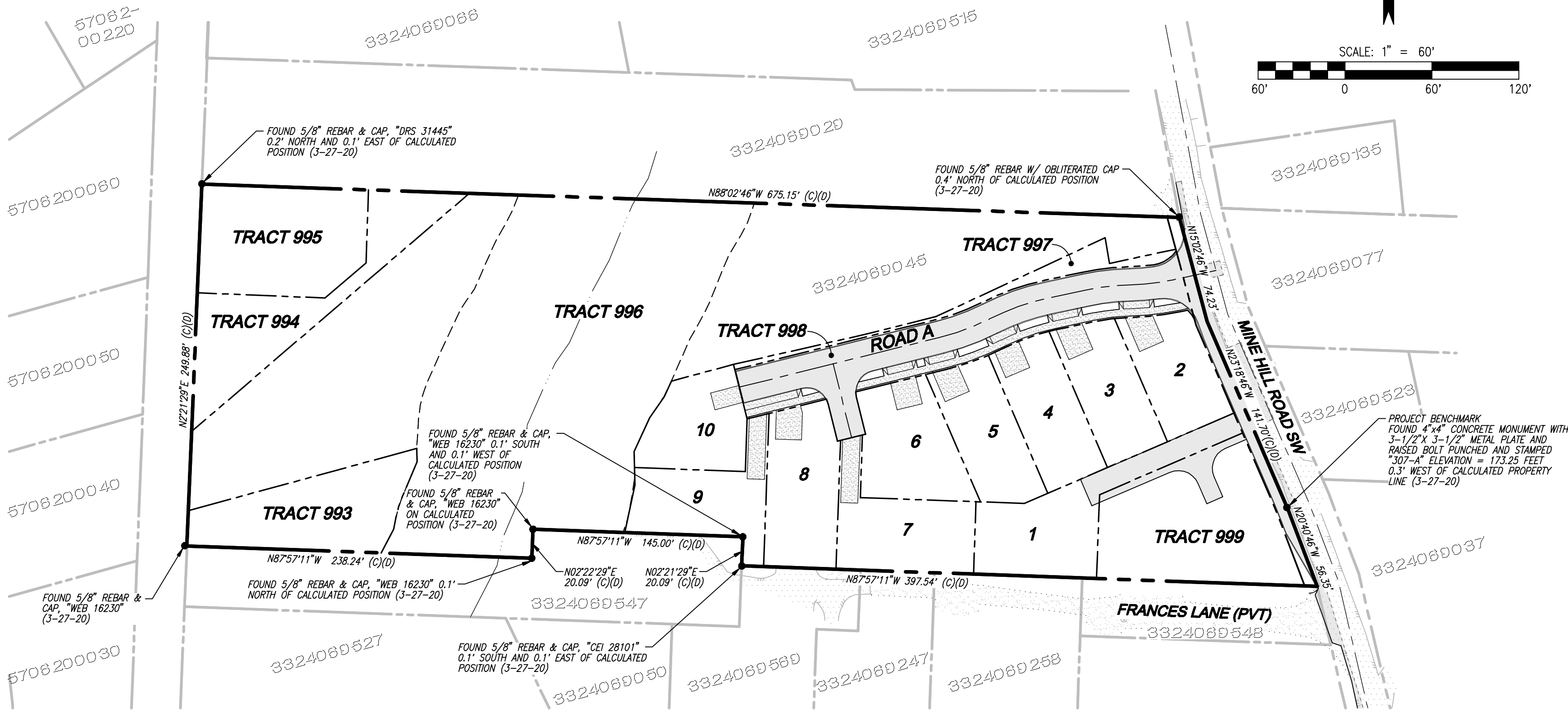
PRELIMINARY PLANS

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION	CB	CATCH BASIN
●	FND REBAR & CAP	CL	CENTERLINE
[PT]	POWER TRANSFORMER	CMP	CORRUGATED METAL PIPE
[PV]	POWER VAULT	CP	CONCRETE PIPE
[T]	TELCO MANHOLE	EL	ELEVATION
TEL	TELCO RISER	EXIST.	EXISTING
←	GUY ANCHOR	FL	FLOWLINE
○	POWER POLE	IE	INVERT ELEVATION
[J]	JUNCTION BOX	LCPE	LINED CORRUGATED POLYETHYLENE PIPE
SSMH	SANITARY SEWER MANHOLE	P	PROPERTY LINE
CB	CATCH BASIN	PP	POWER POLE
FH	FIRE HYDRANT	PVC	POLYVINYL CHLORIDE PIPE
WM	WATER METER	R/W	RIGHT-OF-WAY
WV	WATER VALVE	STA	STATION
★	TREE CONIFEROUS	SD	STORM DRAIN
★	TREE DECIDUOUS	SS	SANITARY SEWER
		SSMH	SANITARY SEWER MANHOLE
		SWPE	SOLID WALL POLYETHYLENE PIPE
		TYP	TYPICAL
		TBR	TO BE REMOVED

PROPOSED STORM SYMBOLS		PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
SD	SD CAP	CL	WATER CAP
■	TYPE 1 CATCH BASIN, GRATED LID	▽	CONCRETE BLOCKING
■	TYPE 1 CATCH BASIN, SOLID LID	▽	BUTTERFLY VALVE
■	TYPE 2 CATCH BASIN, GRATED LID	11"	11" BEND
■	TYPE 2 CATCH BASIN, SOLID LID	45"	45" BEND
■	BEEHIVE MANHOLE COVER	90"	90° BEND
■	SQUARE YARD DRAIN	22"	22" BEND
○	ROUND YARD DRAIN	VALVE	VALVE
○	STORM CLEAN OUT	HYDRANT ASSEMBLY	HYDRANT ASSEMBLY
—	STORM PIPE	BLOW-OFF VALVE	BLOW-OFF VALVE

PROPOSED SEWER SYMBOLS			
SYMBOL	DESCRIPTION		
CL	SEWER CAP	▲	REDUCER
○	SEWER CLEANOUT	▲	AIR-VAC ASSEMBLY
●	SEWER MANHOLE	■	WATER METER
—	SEWER PIPE	—	WATER PIPE



SURVEY INFORMATION

LEGAL DESCRIPTION

STEWART TITLE GUARANTEE COMPANY
COMMITMENT NO.: 687453
COMMITMENT DATE: MARCH 9, 2020 AT 8:00 A.M.

PARCEL A:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID SUBDIVISION AT A POINT WHICH IS 1,670.93 FEET SOUTH AND 1,354.59 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 33;
THENCE SOUTH 01°24'15" WEST ALONG SAID SUBDIVISION LINE 252.00 FEET;
THENCE SOUTH 88°54'25" EAST 281.63 FEET;
THENCE NORTH 21°38' WEST 58.55 FEET;
THENCE NORTH 24°16' WEST 141.70 FEET;
THENCE NORTH 16°00' WEST 74.23 FEET;
THENCE NORTH 89°00' WEST 675.15 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING ON THE WEST LINE OF SAID SUBDIVISION AT A POINT WHICH IS 1,670.93 FEET SOUTH AND 1,354.59 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 33;
THENCE SOUTH 01°24'15" WEST ALONG SAID SUBDIVISION LINE 252.00 FEET;
THENCE SOUTH 88°54'25" EAST 239.57 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°54'25" EAST 145.00 FEET;
THENCE NORTH 01°24'15" EAST 20.09 FEET;
THENCE NORTH 88°54'25" WEST 145.00 FEET;
THENCE SOUTH 01°25'15" WEST 20.09 FEET TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN MINE HILL ROAD SOUTHWEST (13TH STREET)

PARCEL B:
AN EASEMENT FOR INGRESS AND EGRESS OVER ALONG AND ACROSS THAT PORTION AS SHOWN ON CITY OF ISSAQUAH SHORT PLAT NO. SP-84-02, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 8503280829, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

SITE BENCHMARK

PROJECT BENCHMARK:
FOUND 4"x4" CONCRETE MONUMENT WITH 3-1/2"x 3-1/2" METAL PLATE AND RAISED BOLT PUNCHED AND STAMPED "307-A" AS SHOWN ON MAP FOUND ELEVATION = 173.25 FEET

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
EAST LINE OF THE NE QUARTER OF SECTION 33
(BEARING = N 01°59'43" E)

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA M5-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-14 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY REFERENCES

- (R1) CITY OF ISSAQUAH SHORT PLAT NO. PLN11-00061 (REC NO. 2012080190010)
(R2) AMENDED RECORD OF SURVEY (REC NO. 20050422900007)
(R3) ISSAQUAH LOT LINE ADJUSTMENT NO. PLN01-00011 (REC NO. 20010430900002)

CONTACT LIST

APPLICANT: SUPERIOR STEEL AND IRONWORKERS, INC. 21229 84TH AVE S KENT, WASHINGTON 98032 CONTACT: JAMES EDWARDS PHONE: (425) 677-8100 FAX: (866) 588-4766 EMAIL: jim.e@superiorsteel.com	CIVIL ENGINEER: LDC, INC. 20210 142ND AVE NE WOODINVILLE, WA 98072 CONTACT: MARK VILLWOCK, PE PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: mvillwock@ldccorp.com
SURVEYOR: 20210 142ND AVE NE WOODINVILLE, WA 98072 CONTACT: VINCE TOWNSEND, PLS PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: vtownsend@ldccorp.com	LANDSCAPE ARCHITECT: ORIGIN DESIGN GROUP 1031 185TH AVE NE SNYDERMISH, WA 98290 CONTACT: KRISTAL LOWE PHONE: (425) 346-1905 EMAIL: origindg@gmail.com
ARBORIST: ARBOR INFO, LLC. 2406 N CASTLE WAY LYNNWOOD, WASHINGTON 98036 CONTACT: TOM HANSON PHONE: (206) 300-9711 EMAIL: tom.hanson@arborinfo.com	WETLAND BIOLOGIST: ACRE ENVIRONMENTAL CONSULTING, LLC. 17715 28TH AVE NE LAKE FOREST PARK, WASHINGTON 98155 CONTACT: LOUIS EMMERSON PHONE: (425) 450-7746 EMAIL: louis@acreenvironmental.com
TRAFFIC ENGINEER: GIBSON TRAFFIC CONSULTANTS, INC. 2813 ROCKEFELLER AVE, STE B EVERETT, WASHINGTON 98201 CONTACT: BRAD LINCOLN, PE PHONE: (425) 339-8266 EMAIL: brad@gibsontraffic.com	GEOTECHNICAL ENGINEER: ICICLE CREEK ENGINEERS 29335 NE 20TH ST CARNATION, WA 98014 CONTACT: BRIAN BEAMAN PHONE: (425) 333-0093 EMAIL: info@iciclecreekengineers.com

IMPERVIOUS AREAS

EXISTING IMPERVIOUS:	0.074 AC	(1.80%)
NEW IMPERVIOUS:	0.800 AC	(19.51%)
REPLACED IMPERVIOUS:	0.074 AC	(1.80%)
NEW PLUS REPLACED IMPERVIOUS:	0.874 AC	(21.32%)
IMPERVIOUS COVER (TRACT):	0.286 AC	(6.98%)
IMPERVIOUS COVER (LOTS):	0.461 AC	(11.24%)
TOTAL IMPERVIOUS:	0.874 AC	(21.32%)

EARTHWORK QUANTITIES

CUT:	2,800 CY
FILL:	4,050 CY
NET:	1,250 CY (FILL)
DISTURBED AREA:	87,758 SF (2.01 AC)

TABLE OF CONTENTS

1	COVER SHEET
2	EXISTING CONDITIONS MAP
3	EXISTING SIGNIFICANT TREE PLAN
4	PRELIMINARY TESC PLAN
5	PRELIMINARY TESC NOTES AND DETAILS
6	PRELIMINARY SITE PLAN
7	PRELIMINARY ROAD, GRADING AND UTILITY PLAN
8-9	PRELIMINARY ROAD PROFILES AND SECTIONS
L-1 - L-3	LANDSCAPE PLANS

PROJECT INFORMATION

TAX PARCELS:	3324089045
SITE ADDRESS:	240 SW FRANCIS LN ISSAQUAH, WA 98027
SITE AREA:	178,638 SF 4.10 AC
CURRENT ZONING:	SF-S
PROPOSED ZONING:	SF-S
PROPOSED LAND USE:	RESIDENTIAL
PROPOSED LOTS:	10
WATER:	CITY OF ISSAQUAH
SEWER:	CITY OF ISSAQUAH
POWER:	PUGET SOUND ENERGY
CAS:	PUGET SOUND ENERGY
TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	ISSAQUAH #411
FIRE DISTRICT:	EASTSIDE FIRE
REQUIRED MINIMUM SETBACKS:	
FRONT:	5'
GARAGE:	5'
REAR:	5'
SIDE:	5'
CRITICAL AREA:	15'

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY, 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



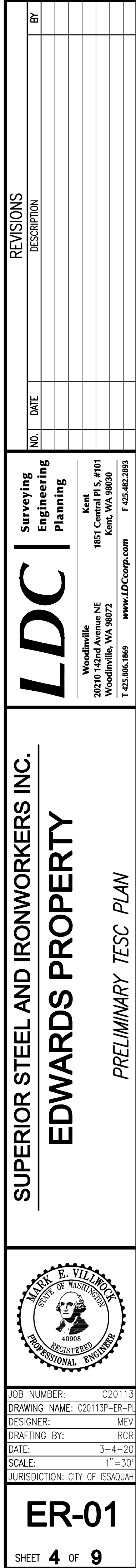
Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center



JOB NUMBER:	C20113
DRAWING NAME:	C20113P-CS-PL
DESIGNER:	MEV
DRAFTING BY:	ROR
DATE:	3-4-20
SCALE:	1"=60'
JURISDICTION:	CITY OF ISSAQUAH

Drawing: P:\Civil\2020\c20-113 edwards property\preliminary\C20113P-TO-PL.dwg Plotted: Sep 01, 2020 - 8:43am

SHEET 3 OF 9



TESC SEDIMENTATION POND	
POND TRIBUTARY AREA	2.35 AC
10-YR PEAK FLOW	0.981 CFS
REQUIRED SURFACE AREA	2,044 SF
TOP AREA (SF)	2,125 SF
DESIGN WATER SURFACE ELEV.	171.26'
TOP OF BERM/POND	172.26'
POND BOTTOM ELEV.	168.76'
SIDE SLOPES	3H : 1V
ORIFICE SIZE	1-7/8"

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EROSION PREVENTION AND SEDIMENT CONTROL (TESC) NOTES

- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SDMW APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, FLOW CONTROL BMP LOCATIONS (EXISTING AND PROPOSED) AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY THE CITY OF ISSAQUAH.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY. FLOW CONTROL BMP AREAS (EXISTING OR PROPOSED) SHALL NOT BE USED AS TEMPORARY FACILITIES AND SHALL BE PROTECTED FROM SEDIMENTATION AND INTRUSION.
- COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE KING COUNTY SURFACE WATER DESIGN MANUAL.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DPER INSPECTOR.

CONSTRUCTION NOTES

- BEFORE ANY CLEARING OR GRADING OCCURS, MARK CLEARING LIMITS IN A PROMINENT AND DURABLE MANNER. MAINTAIN UNTIL FINAL APPROVAL.
- BEFORE ANY CLEARING OR GRADING OCCURS INSTALL PROTECTION FOR TREES AND CRITICAL AREAS/BUFFERS.
- THE CONTRACTOR SHALL RESTORE TO CURRENT STANDARDS CRITICAL AREAS, AND PUBLIC AND PRIVATE PROPERTY DAMAGED BY CONTRACTOR'S OPERATIONS.
- AT ALL TIMES MAINTAIN ACCESS TO BUILDINGS FOR FIRE, PEDESTRIAN AND VEHICULAR ACCESS.
- INSTALL STEEL PLATES OVER ANY TRENCH, AT ANY TIME WORK IS STOPPED AND THE TRENCH IS OPEN.

EROSION, SEDIMENTATION AND WATER QUALITY SITE INSPECTIONS:

PRIOR TO ANY SITE DEVELOPMENT WORK TAKING PLACE, A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, OWNER, AND CITY INSPECTOR SHALL BE HELD.

THE DEPARTMENT OF ECOLOGY REQUIRES THAT CONSTRUCTION PROJECTS ONE ACRE OR LARGER RETAIN A CESCL TO ENSURE THAT THE PROJECT IS IN COMPLIANCE WITH THE CURRENT EROSION, SEDIMENTATION AND WATER QUALITY STANDARDS. NO CESCL IS REQUIRED FOR THIS PROJECT.

THE CESCL IS RESPONSIBLE FOR:

- INSPECTING THE CONSTRUCTION SITE TO ENSURE THAT ALL CONSTRUCTION SWPPP MEASURES ARE FUNCTIONING AS INTENDED.
- ALLOCATING RESOURCES TO REPAIR ALL EROSION CONTROL STRUCTURES THAT ARE IN NEED OF MAINTENANCE.
- MONITORING WATER QUALITY FOR ANY STORM DRAINAGE THAT LEAVES THE SITE.
- STOPPING AND/OR REDIRECTING CONSTRUCTION ACTIVITIES DEEMED NECESSARY TO PROTECT THE ENVIRONMENT.

SHOULD BMP PERFORMANCE GOALS NOT BE ACHIEVED, THE ONLY CONSTRUCTION ACTIVITIES THAT SHALL BE ALLOWED ARE THE REPAIR OF EXISTING EROSION CONTROL STRUCTURES, INSTALLATION OF ADDITIONAL BMP'S TO MINIMIZE THE TRANSPORT OF SEDIMENT OFFSITE, OR THOSE ACTIVITIES THAT DO NOT DISTURB EXPOSED EARTH AND DO NOT HAVE THE POTENTIAL TO GENERATE ADDITIONAL SEDIMENT.

DE-WATERING CONTROL NOTES

ALL TURBID DE-WATERING WATER SHALL BE DISPOSED OF USING ONE OF THE FOLLOWING OPTIONS:

- INFILTRATION,
- TRANSPORT OFFSITE IN A VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS,
- ECOLOGY-APPROVED ON-SITE CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES,
- SANITARY SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL, IF THERE IS NO OTHER OPTION,
- USE OF A SEDIMENTATION BAG WITH OUTFALL TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZED DE-WATERING, OR
- FOUNDATION, VAULT, AND TRENCH DE-WATERING WATER, WHICH HAVE SIMILAR CHARACTERISTICS TO STORMWATER RUNOFF AT THE SITE, SHALL BE DISPERSED TO NATIVE VEGETATION AND/ OR DISCHARGED TO A SEDIMENTATION FACILITY.

POLLUTANT CONTROL NOTES

- ALL POLLUTANTS, INCLUDING WASTE MATERIALS, THAT OCCUR ONSITE SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.
- COVER, CONTAINMENT, AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON THE SITE (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTE). ONSITE FUELING TANKS SHALL INCLUDE SECONDARY CONTAINMENT.
- MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ONSITE USING TEMPORARY PLASTIC PLACED BENEATH AND, IF RAINING, OVER THE VEHICLE.
- APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
- MEASURES SHALL BE USED TO PREVENT OR TREAT CONTAMINATION OF STORMWATER RUNOFF BY PH MODIFYING SOURCES. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASHOUT WATERS. STORMWATER DISCHARGES SHALL NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF THE WATER QUALITY STANDARD FOR PH IN THE RECEIVING WATER.

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC 33, TWN 24 N, RGE 6 E, W.M., KING COUNTY, WASHINGTON

THE TWELVE ELEMENTS OF A CONSTRUCTION SWPPP:

THE BMPs REFERENCED BELOW ARE PER THE 2014 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON:

- MARK CLEARING LIMITS: THE CLEARING LIMITS ARE INDICATED ON THE PLAN SHEET. CLEARING AND GRADING WILL BE LIMITED TO ONLY AREAS THAT NEED TO BE DISTURBED FOR GRADING, AND PLACING OR STOCK PILING FILL AND TO PRESERVE AS MUCH NATURAL VEGETATION AND THE DUFT LAYER AS POSSIBLE. FIELD MARKING THE CLEARING LIMITS SHALL BE COMPLETED PRIOR TO ANY CLEARING OR DISTURBING THE SITE.
BMPs:
C103 PLASTIC OR METAL FENCE
C233 SILT FENCE
- ESTABLISH CONSTRUCTION ACCESS: ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE ROCK CONSTRUCTION ENTRANCES.
BMPs:
C105 STABILIZED CONSTRUCTION ENTRANCE
- CONTROL FLOW RATES: A TEMPORARY SEDIMENT POND AND ASSOCIATED CONTROL STRUCTURE WILL BE USED TO CONTROL FLOW RATES. SEDIMENT-LADEN RUNOFF WILL BE DIRECTED TO POND.
BMPs:
C241 TEMPORARY SEDIMENT POND
- INSTALL SEDIMENT CONTROLS: SEDIMENT CONTROL WILL BE PROVIDED THROUGH A COMBINATION OF SILT FENCE, AND THE TEMPORARY DETENTION/ WATER QUALITY POND.
BMPs:
C233 SILT FENCE
C241 TEMPORARY SEDIMENT POND
- STABILIZE SOILS: TEMPORARY AND PERMANENT SOIL STABILIZATION WILL BE PROVIDED. TEMPORARY STABILIZATION WILL BE PROVIDED TO EXPOSED WORKED EARTH. FROM OCTOBER 1 UNTIL APRIL 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS; FROM MAY 1 UNTIL SEPTEMBER 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN SEVEN DAYS.
BMPs:
C120 TEMPORARY AND PERMANENT SEEDING
C121 MULCHING
C123 PLASTIC COVERING
- PROTECT SLOPES: SLOPES SHALL BE PROTECTED FROM EROSION THROUGH COVER AND SOIL STABILIZATION.
BMPs:
C120 TEMPORARY AND PERMANENT SEEDING
C121 MULCHING
C123 PLASTIC COVERING
- PROTECT DRAIN INLETS: INLET PROTECTION SHALL BE INSTALLED IN ALL CATCH BASINS AND REMAIN UNTIL CONSTRUCTION OF ALL THE RESIDENCES WITHIN THE DEVELOPMENT HAS BEEN COMPLETED. INLET PROTECTION SHALL BE INSPECTED REGULARLY AND THE FILTER FABRIC CLEANED/REPLACED AS NECESSARY. WHEN PROVIDING MAINTENANCE TO THE INLET PROTECTION, THE FABRIC SHALL BE REMOVED IN SUCH A WAY AS TO NOT ALLOW THE RETAINED SEDIMENT TO FALL INTO THE CATCH BASIN.
BMPs:
C220 STORM DRAIN INLET PROTECTION
- STABILIZE CHANNELS AND OUTLETS: ALL CHANNEL SLOPES SHALL BE CONSTRUCTED AND PROTECTED AGAINST EROSION.
BMPs:
C207 CHECK DAMS
- CONTROL POLLUTANTS: POLLUTANTS SHALL BE CONTROLLED PER POLLUTANT CONTROL NOTES. SEE THIS SHEET FOR NOTES.
- CONTROL DE-WATERING: DISPOSAL OPTIONS FOR DE-WATERING WATER ARE AS SPECIFIED IN THE DE-WATERING CONTROL NOTES. SEE THIS SHEET FOR NOTES.
- MAINTAIN BMPs: MAINTENANCE OF THE BMPs IS SPECIFIED IN THE CONSTRUCTION SEQUENCE AND GRADING AND EROSION CONTROL NOTES, SEE SHEET ER-01 AND THIS SHEET.
- PROJECT MANAGEMENT: THE GRADING AND EROSION CONTROL NOTES SPECIFY SEASONAL WORK LIMITATIONS. BMPs SHALL BE MAINTAINED PER ELEMENT #11.

SEED OPTIONS MIX

TABLE 4.1 REPRESENTS THE STANDARD MIX FOR THOSE AREAS WHERE JUST A TEMPORARY VEGETATIVE COVER IS REQUIRED.

TABLE 4.1 TEMPORARY EROSION CONTROL SEED MIX				
	% WEIGHT	% PURITY	% GERMINATION	
CHEWINGS OR ANNUAL BLUE GRASS FESTUCA RUBRA VAR. COMMUTATA OR POA ANNA	40	98	90	
PERENNIAL RYE LOLIUM PERENNE	40	98	90	
REDTOP OR COLONIAL BENTGRASS AGROSTIS ALBA OR AGROSTIS TENUIS	10	92	85	
WHITE DUTCH CLOVER TRIFOLIUM REPENS	10	98	90	

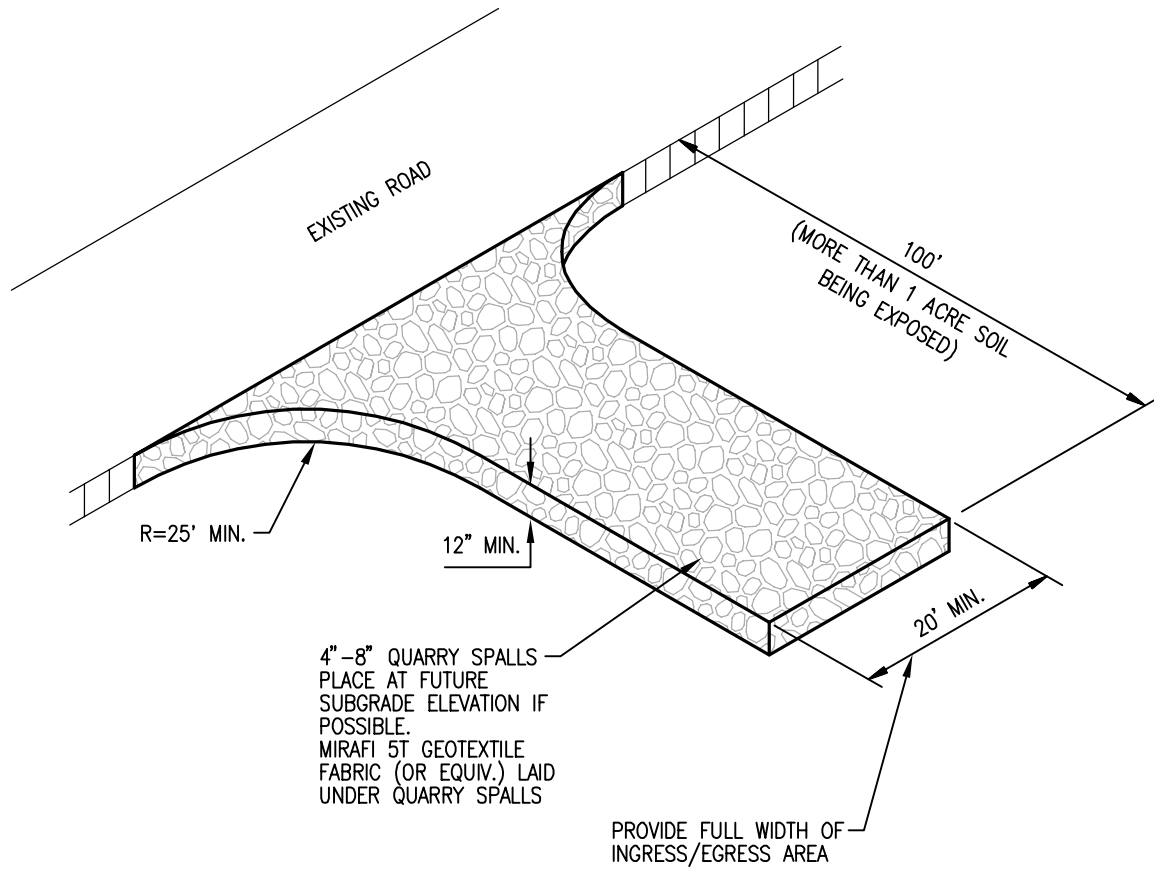
THIS TURF SEED MIX IN TABLE 4.3 IS FOR DRY SITUATIONS WHERE THERE IS NO NEED FOR MUCH WATER. THE ADVANTAGE IS THAT THIS MIX REQUIRES VERY LITTLE MAINTENANCE.

TABLE 4.3 LOW-GROWING TURF SEED MIX				
	% WEIGHT	% PURITY	% GERMINATION	
DWARF TALL FESCUE (SEVERAL VARIETIES) FESTUCA ARUNDINACEA VAR.	45	98	90	
DWARF PERENNIAL RYE (BARCLAY) LOLIUM PERENNE VAR. BARELAY	30	98	90	
RED FESCUE FESTUCA RUBRA	20	98	90	
COLONIAL BENTGRASS AGROSTIS TENUIS	5	98	90	

TABLE 4.4 PRESENTS A MIX RECOMMENDED FOR BIOSWALES AND OTHER INTERMITTENTLY WET AREAS.

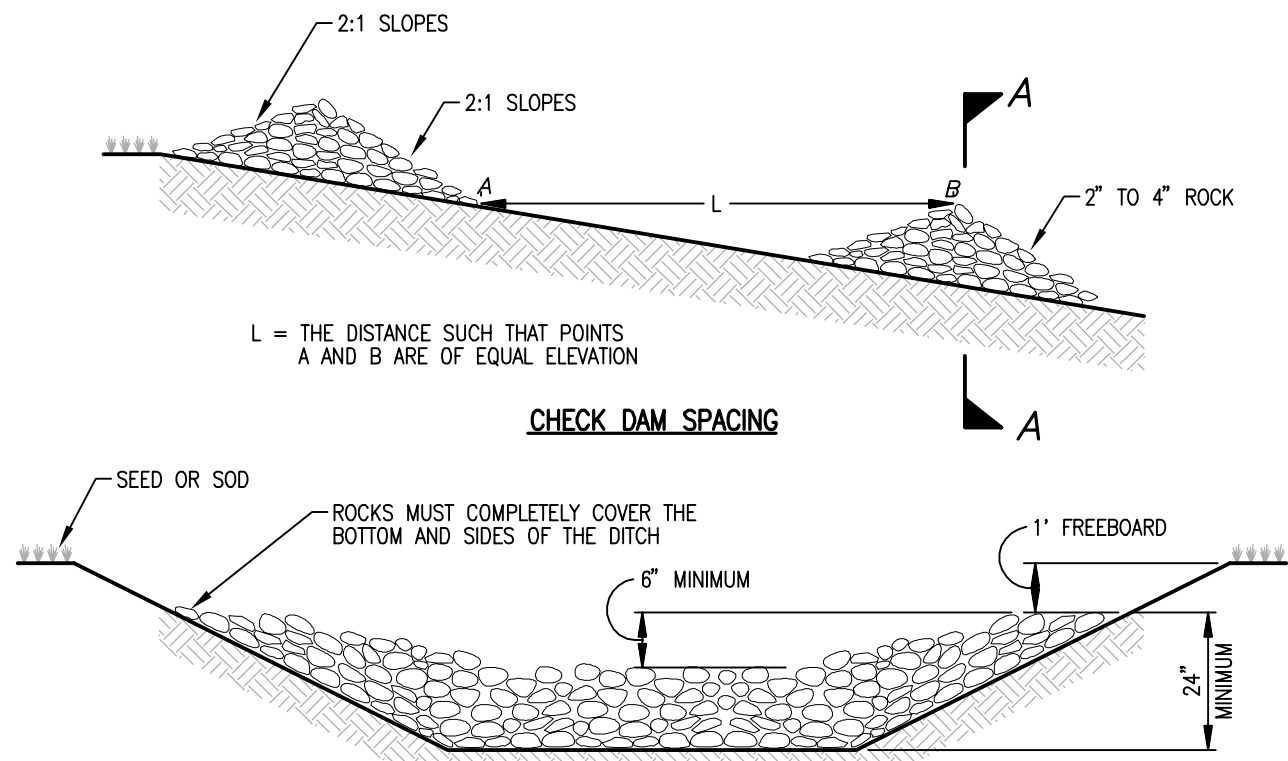
TABLE 4.4 BIOSWALE SEED MIX*				
	% WEIGHT	% PURITY	% GERMINATION	
TALL OR MEADOW FESCUE FESTUCA ARUNDINACEA OR FESTUCA ELATIOR	75-80	98	90	
SEASIDE/CREEPING BENTGRASS AGROSTIS PALUSTRIS	10-15	92	85	
REDTOP BENTGRASS AGROSTIS ALBA OR AGROSTIS GIGANTEA	5-10	90	80	

*MODIFIED BRIARGREEN, INC. HYDROSEEDING GUIDE WETLAND SEED MIX



ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



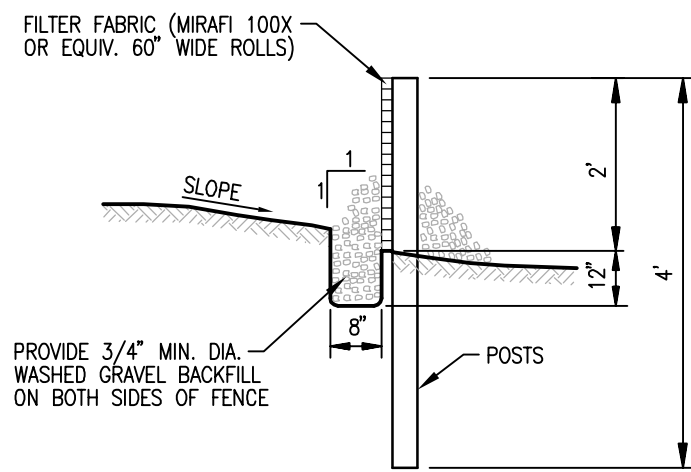
SECTION AA

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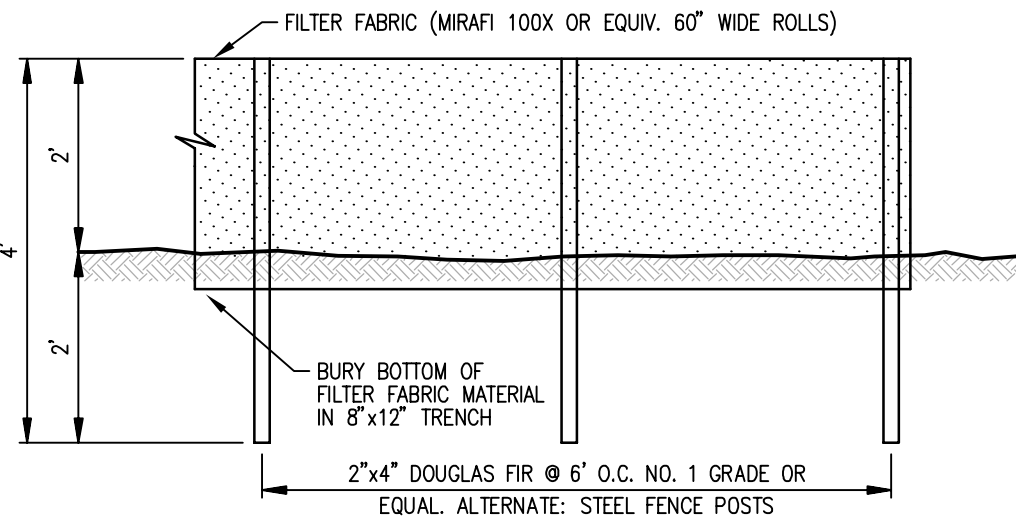
- PROVIDE ROCK CHECK DAMS EVERY 100 FT. OR EVERY 2 FT. OF VERTICAL FALL.
- ANY SEDIMENT DEPOSITION OF MORE THAN 0.5 FT. IN DEPTH SHALL BE REMOVED SO THAT THE CHANNEL IS RESTORED TO ITS ORIGINAL DESIGN CAPACITY.
- THE CHANNEL SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURRED, AFFECTED AREAS SHALL BE PROTECTED BY RIP-RAP OR AN EROSION CONTROL BLANKET OR NET.
- SUMP SHOULD BE PROVIDED IMMEDIATELY UPSTREAM OF CHECK DAM FOR OPTIMUM EFFECTIVENESS.

ROCK CHECK DAM

NOT TO SCALE



CROSS SECTION



SILT FENCE DETAIL

NOT TO SCALE

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE:

- INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBSTRUCTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- AGGREGATE: 4" TO 6" CRUSHED BALLAST ROCK.
- ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 100 FEET.
- WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
- MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

MAINTENANCE STANDARDS:

- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
- IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND. PROVIDE TIRE WASH FOR ALL WINTER GRADING.
- ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
- ANY ROCK SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
- IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.

REVISIONS

NO.	DATE	DESCRIPTION

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Kent
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Kent, WA 98030
F 425.482.9893
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SUPERIOR STEEL AND IRONWORKERS INC.

EDWARDS PROPERTY

PRELIMINARY TESC NOTES AND DETAILS

JOB NUMBER: C20113
DRAWING NAME: C20113P-ER-01
DESIGNER: MEV
DRAFTING BY: RCR
DATE: 3-4-20
SCALE: AS NOTED
JURISDICTION: CITY OF ISSAQUAH

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

ER-02

SHEET 5 OF 9

PROJECT INFORMATION

TAX PARCELS: 3324069045
SITE ADDRESS: 240 SW FRANCIS LN
ISSAQUAH, WA 98027
178,638 SF 4.10 AC
SITE AREA:
CURRENT ZONING: SF-S
PROPOSED ZONING: SF-S
PROPOSED LAND USE: RESIDENTIAL
PROPOSED LOTS: 10
WATER: CITY OF ISSAQUAH
SEWER: CITY OF ISSAQUAH
POWER: PUGET SOUND ENERGY
GAS: PUGET SOUND ENERGY
TELEPHONE: COMCAST
CABLE: COMCAST
SCHOOL DISTRICT: ISSAQUAH #411
FIRE DISTRICT: EASTSIDE FIRE
REQUIRED MINIMUM SETBACKS:
FRONT: 5'
GARAGE: 5'
REAR: 5'
SIDE: 5'
CRITICAL AREA: 15'

CLUSTER DEVELOPMENT REQUIREMENTS

COMMON USABLE OPEN SPACE CALCULATIONS
REQUIRED: 11,420 SF (15% OF NET SITE AREA)
PROVIDED: 26,422 SF (TRACTS 999, 997, 994, 993)
NET SITE AREA: 76,134 SF (1.75 AC) (LOTS 1-10, TRACTS 993, 994, 997, 999)
ROW DEDICATION: 2,178 SF (0.05 AC)

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY, 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

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SCHOOL DISTRICT:	ISSAQUAH #411
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REQUIRED MINIMUM SETBACKS:	
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SUPERIOR STEEL AND IRONWORKERS INC.

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PRELIMINARY SITE PLAN



JOB NUMBER: C20113

DRAWING NAME: C20113P-SP-PL

DESIGNER: MEV

DRAFTING BY: RCR

DATE: 3-4-20

SCALE: 1"=30'

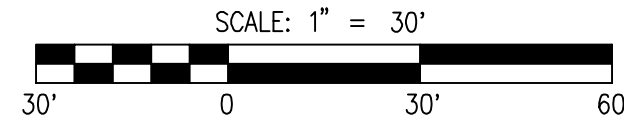
JURISDICTION: CITY OF ISSAQUAH

SP-01

SHEET 6 OF 9

Drawing: P:\Civil\2020\20-113 edwards property\Drawings\preliminary\C20113P-RD-PL.dwg Printed: Sep 01, 2020 - 8:45am

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC 33, TWN 24 N, RGE 6 E, W.M., KING COUNTY, WASHINGTON



LEGEND	
	STORM PIPE
	SEWER PIPE
	WATER PIPE
	LOCK & LOAD WALL
	ROCK WALL

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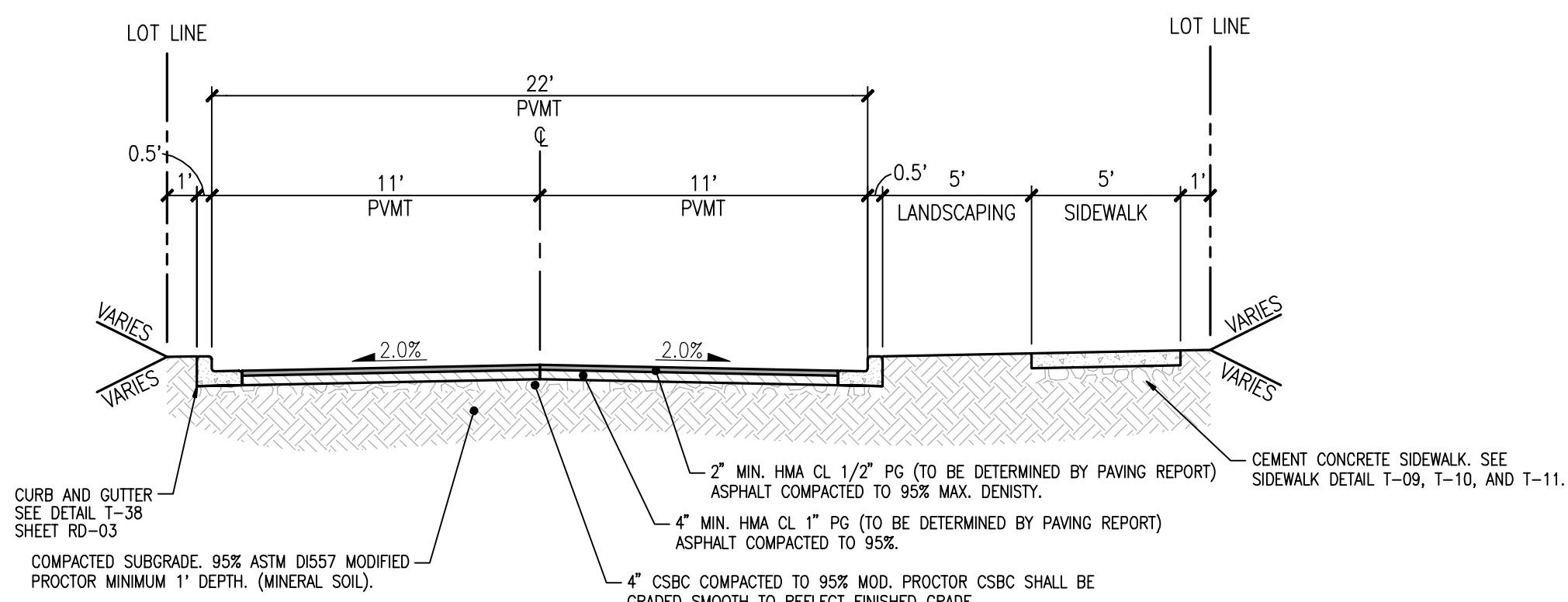
PRELIMINARY ROAD, GRADING, AND UTILITY PLAN

JOB NUMBER: C20113
DRAWING NAME: C20113P-RD-PL
DESIGNER: MEV
DRAFTING BY: RCR
DATE: 3-4-20
SCALE: 1"=30'
JURISDICTION: CITY OF ISSAQUAH

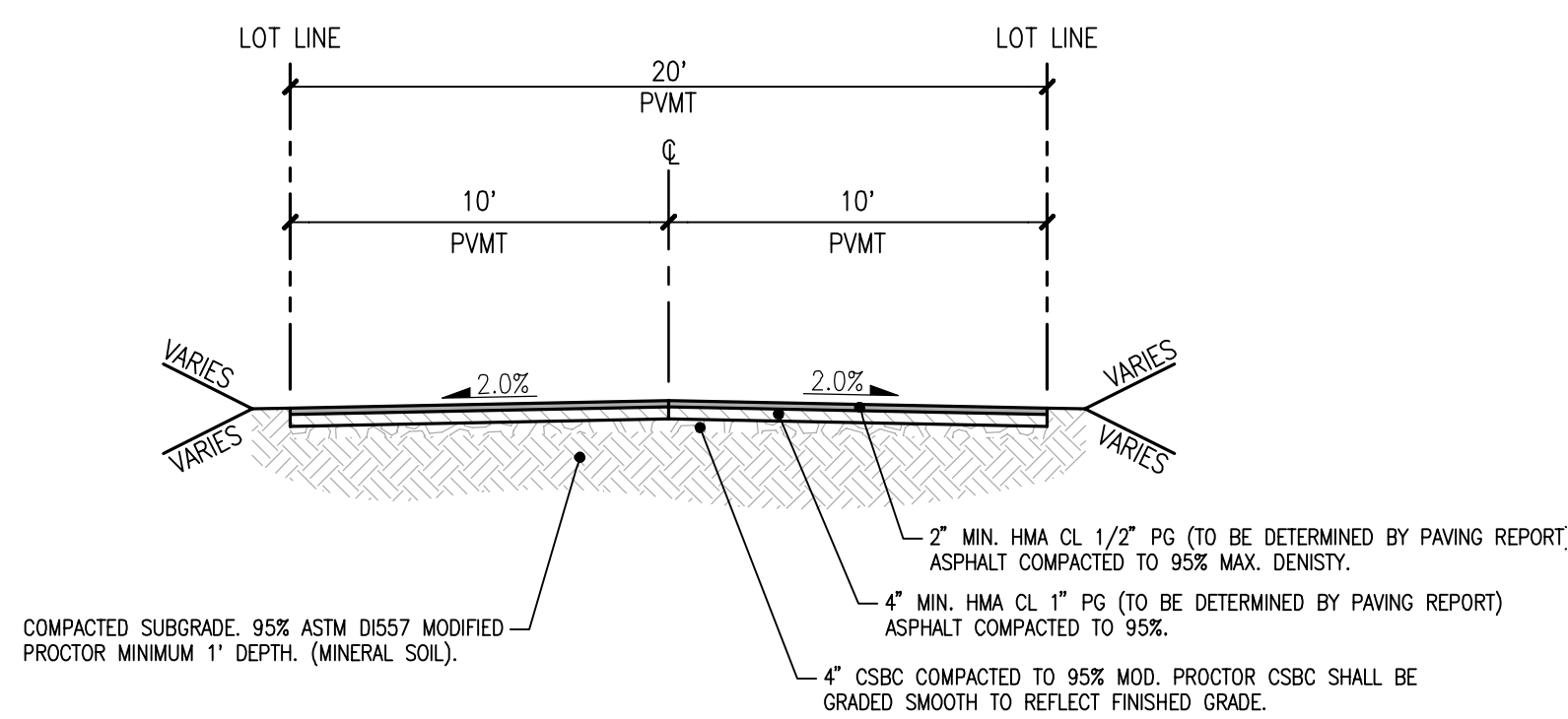
RD-01

SHEET 7 OF 9

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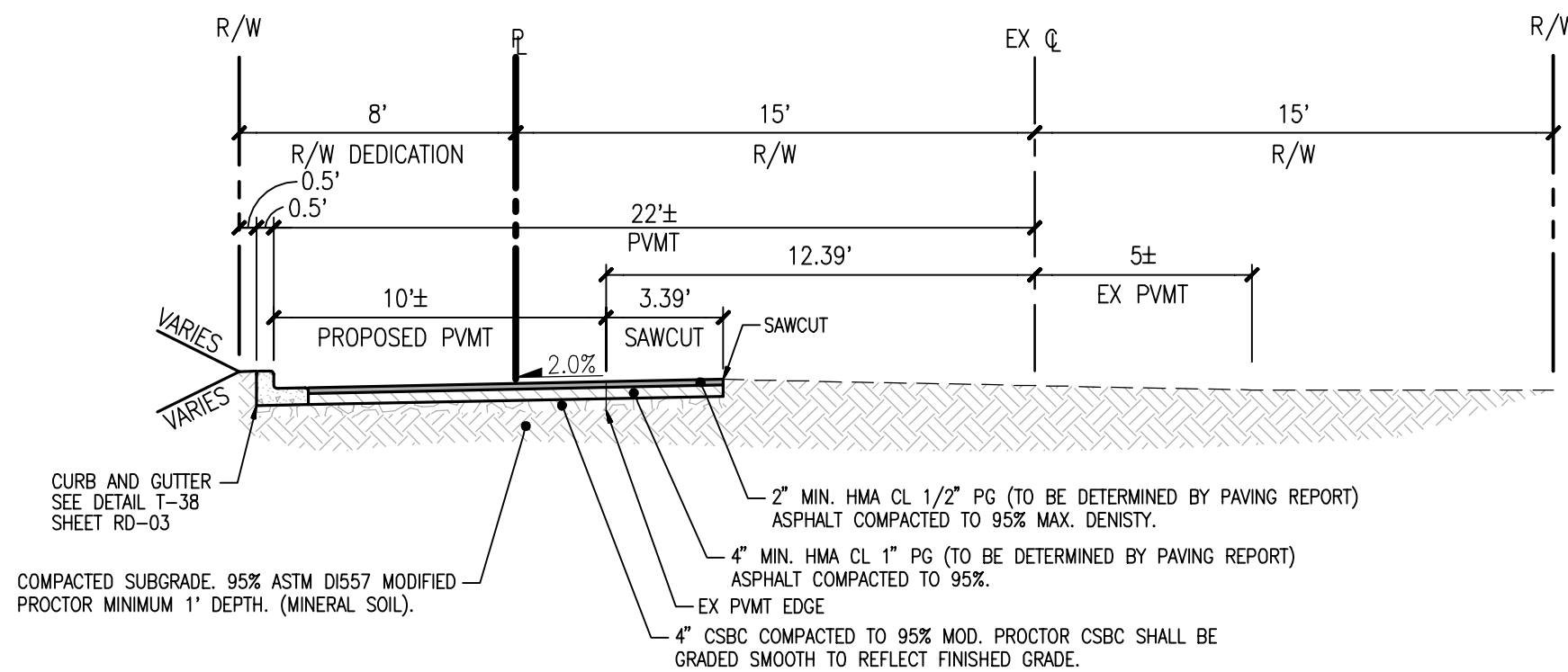
**ROAD A SECTION**

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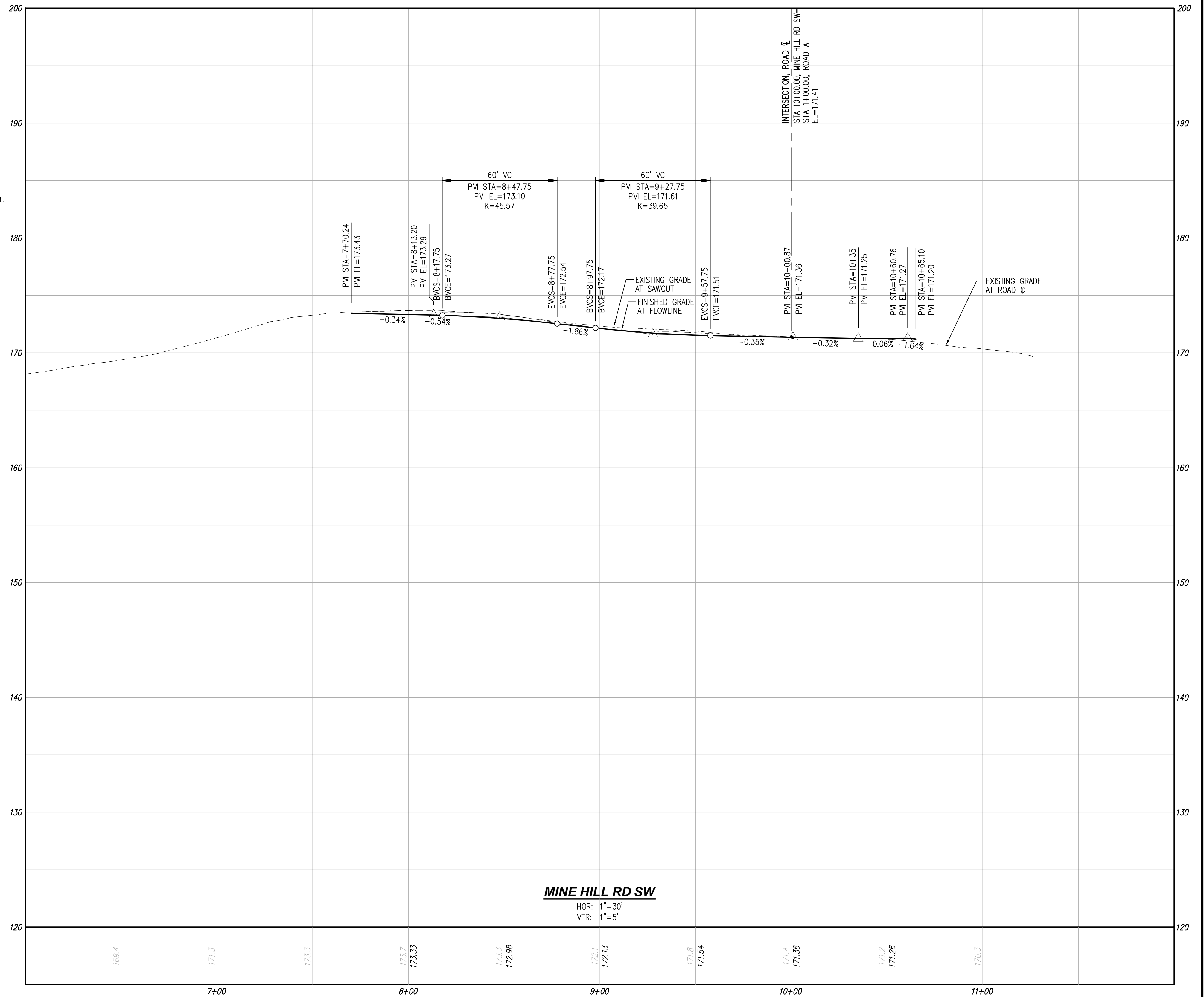
ROAD A HAMMERHEAD SECTION

SCALE: 1"=5'



MINE HILL RD SW SECTION

SCALE: 1"=5'



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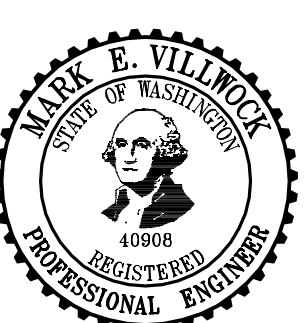
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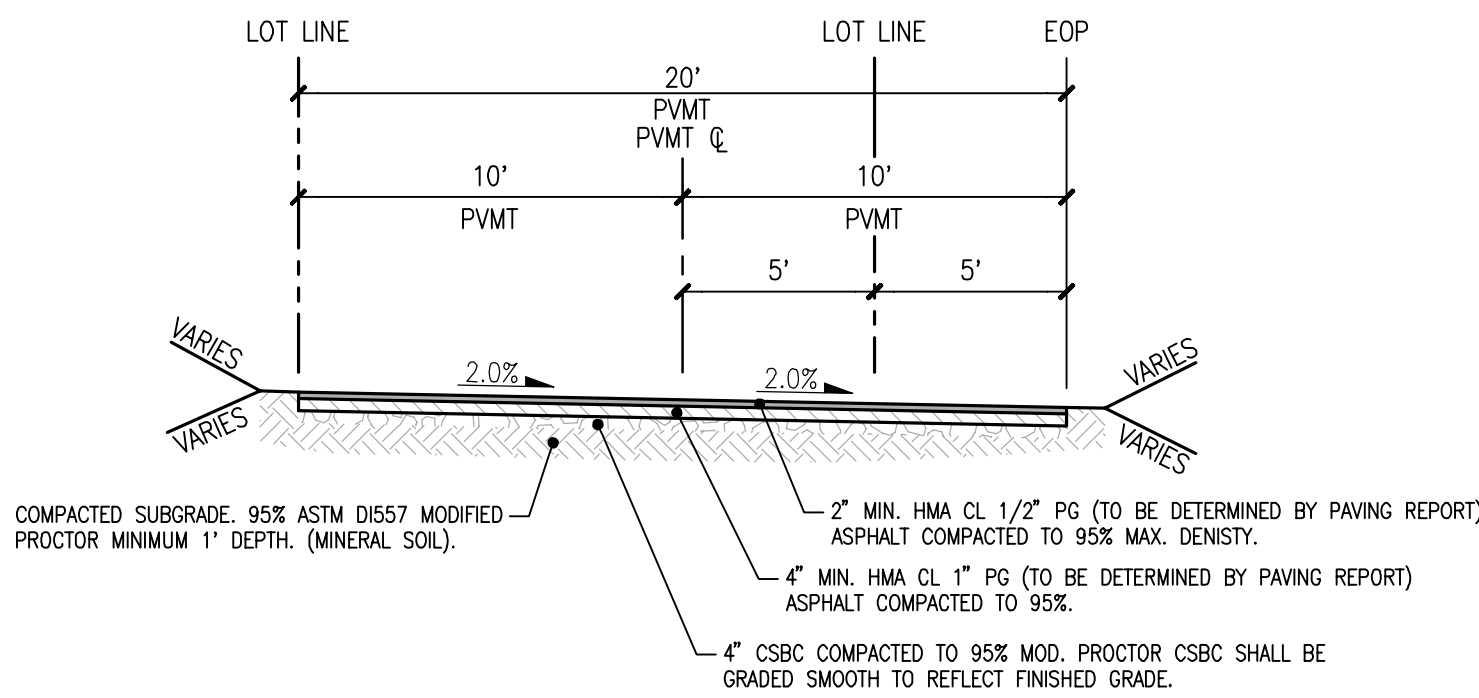


BOOK NUMBER:	C20113
DRAWING NAME:	C20113P-RD-PR
SIGNER:	MEV
DRAFTING BY:	RCR
DATE:	3-4-20
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JURISDICTION:	CITY OF ISSAQUAH

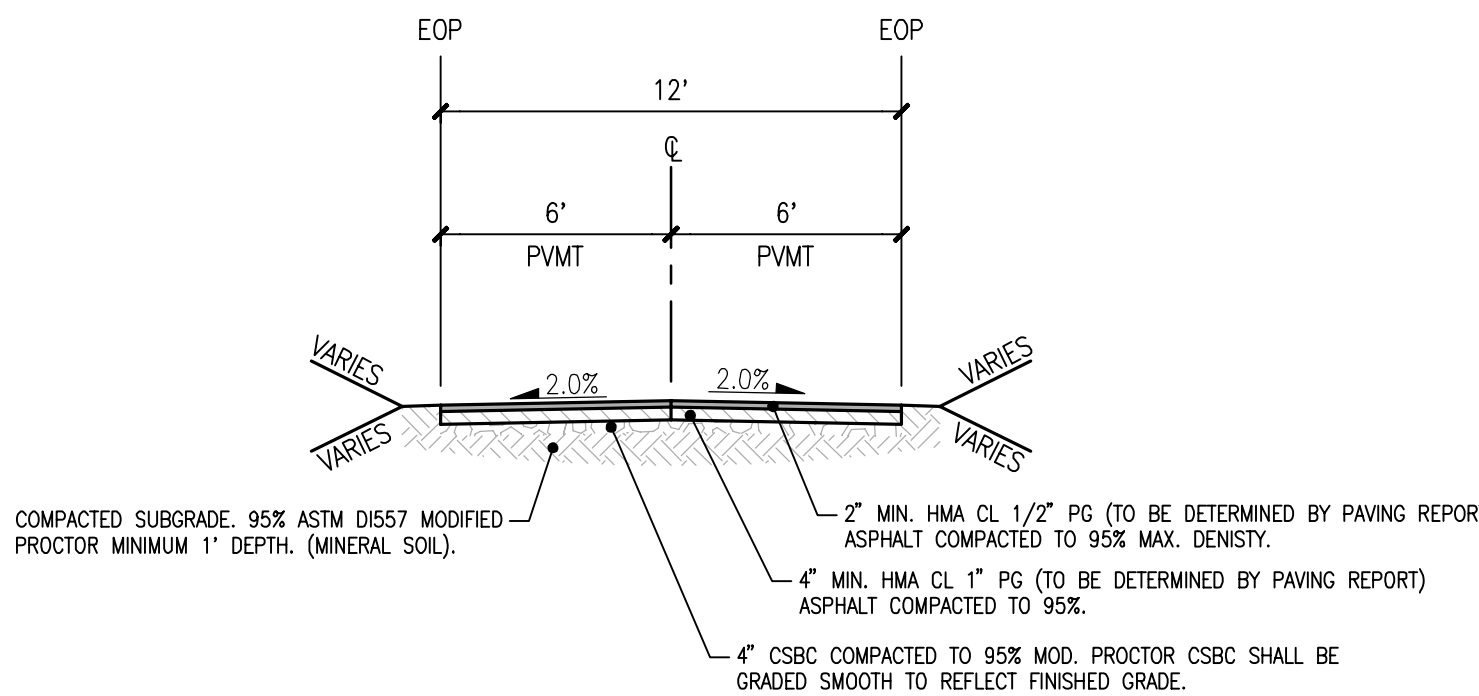
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SHEET 8 OF 9

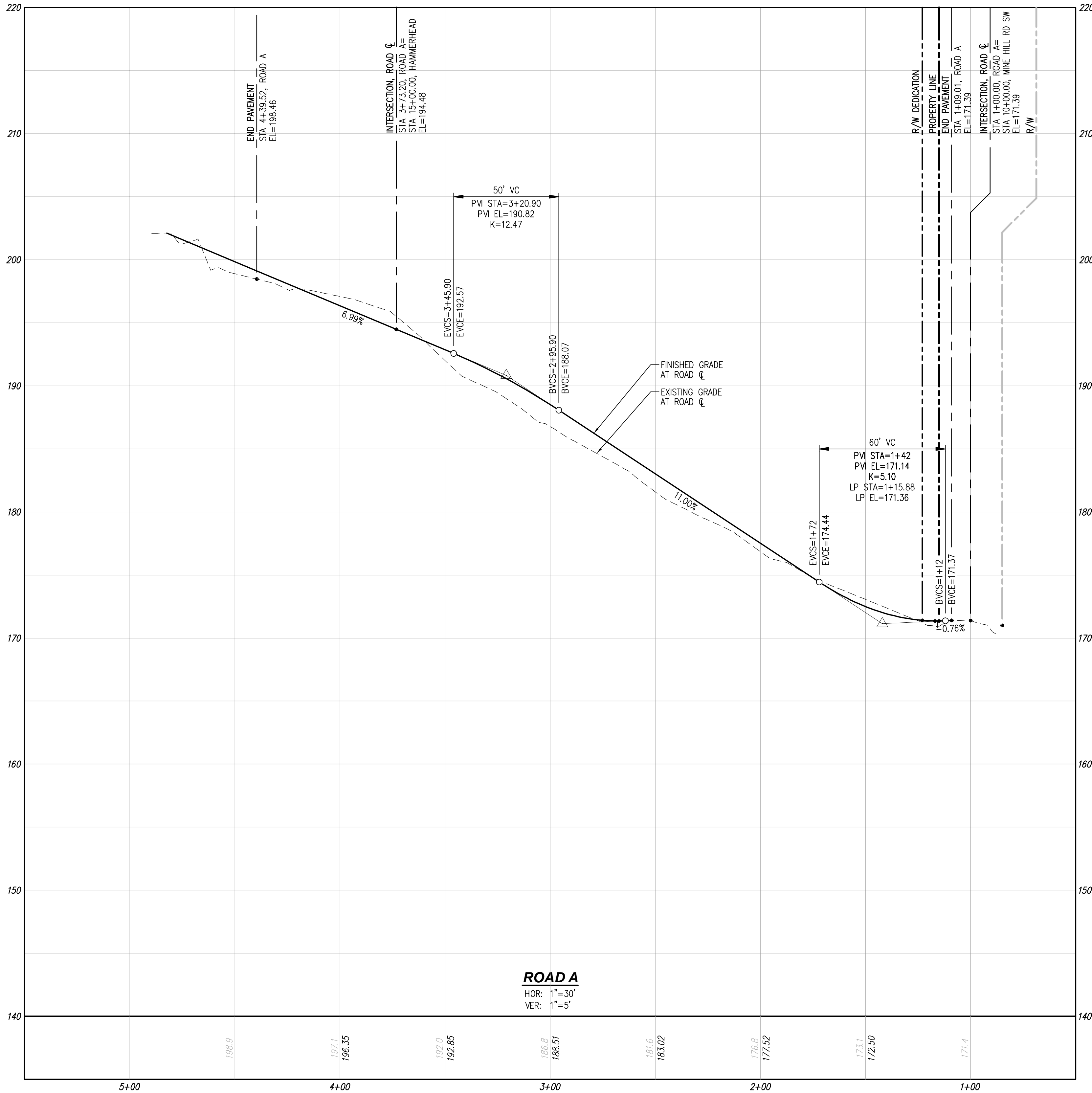
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LOT 1 AND TRACT 999 ACCESS
SCALE: 1"=5'



TRACT 999 HAMMERHEAD
SCALE: 1"=5'



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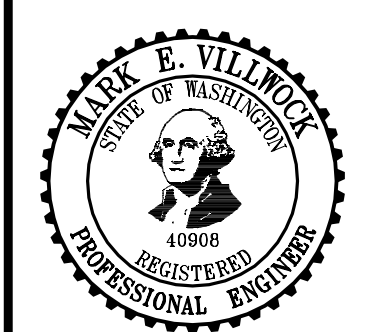
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RD-03